

1 Tregeseal Hill, St Just, Cornwall,  
TR19 7PX

















**1 TREGESAL HILL, ST JUST, CORNWALL, TR19 7PX**

**GUIDE PRICE £525,000 FREEHOLD**

A three bedroom end of terrace granite house with gardens, parking, various granite outbuildings with 2 acres of farmland, presently used as equestrian use, all situated in the popular village of Tregesal.

**\* LOUNGE WITH INGLENOOK FIREPLACE \* KITCHEN \***

**\* SUNROOM/DINING ROOM WITH SOLID WOOD UNITS \* THREE BEDROOMS \***

**\* FIRST FLOOR SHOWER ROOM \* VALLEY VIEWS \* RANGE OF GRANITE OUTBUILDINGS \***

**\* GARDENS AND PARKING \* TWO PADDOCKS APPROACHING APPROXIMATELY 2 ACRES \***

**\* RURAL VIEWS \* EPC = F \* COUNCIL TAX BAND = B \* APPROXIMATELY 77 SQUARE METRES \***

An end of terrace three bedroom granite cottage with gardens, parking and a variety of outbuildings, with a parcel of land approaching approximately 2 acres which, at present, is being used for equestrian use with a container on site. The cottage is situated in the semi-rural village of Tregesal, on the outskirts of the town of St Just and the property itself enjoys beautiful views across the valley towards the town. The accommodation comprises of three bedrooms and shower room on the first floor. There is a lounge with Inglenook fireplace, kitchen and sun room, presently being used as a dining room on the ground floor. There is parking to the rear, terraced gardens to the front and two granite barns, one of which is being used as a utility room and further two storey barn, which could be converted, subject to any necessary planning permission. There is a further granite former cart shed and pathway leading to the two fields, which are presently used for equestrian use and approach approximately 2 acres. Viewing is highly recommended.

Half glazed door into:

**DINING ROOM/SUN ROOM:** 14' 3" x 8' 2" (4.34m x 2.49m) Double glazed roof, double glazed to three sides with views, stable door into:

**KITCHEN:** 13' 9" x 11' 3" (4.19m x 3.43m) Double glazed to front inset spotlights, tiled floor, base units with wood worksurfaces and tiling over, ceramic sink, electric double oven with induction hob, integral Neff dishwasher, fridge, double glazed window to rear, stairs rising. Door to:

**LOUNGE:** 13' 6" x 10' 2" (4.11m x 3.10m) Inset spotlights, tiled floor, double glazed window to front, electric panel heater, Inglenook fireplace with wood burner.

**FIRST FLOOR LANDING:** Doors to:

**BEDROOM ONE:** 11' 0" x 10' 8" (3.35m x 3.25m) Double glazed window to front with views across Tregesal Valley towards St Just, wooden floor, wall mounted electric panel heater, recess for storage.

**BEDROOM TWO:** 10' 5" x 7' 11" (3.17m x 2.41m) Double glazed window to front with the aforementioned views, wood floor, access to loft, wall mounted electric panel heater.

**BEDROOM THREE:** 13' 8" x 6' 8" (4.17m x 2.03m) Double glazed window to rear, wall mounted electric panel heater.

**SHOWER ROOM:** Double glazed window to side, pedestal wash hand basin, WC, heated towel rail, fully tiled mains shower cubicle.

**OUTSIDE:** To the front of the property, there is a terrace garden enclosed by wooden fencing and laid to artificial turf with areas of patio. Granite steps to the side of the house lead to a single-storey granite barn which, at present, is being used as a utility room with plumbing for washing machine and space for tumble dryer. Further double storey granite barn with separate access to both the ground and first floor, which at present is being used for storage but, subject to necessary planning permissions, could be converted into auxiliary accommodation. There is parking to the rear of the property and lane leads to a former granite cart house which is, at present, being used for storage. Pathway lead to the 2 acres of paddock, fully enclosed by Cornish hedging with shipping container, water connected and enjoying views across farmland



towards St Just town and the ocean.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via What Three Words app: bagels.pencils.gnomes

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a concrete tiled roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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